

**REPORT - PLANNING COMMISSION MEETING
November 18, 2004**

Project Name and Number: Mateko Subdivision (PLN2004-00218)

Applicant: Nick Mateko

Proposal: To consider a Tentative Parcel Map (TPM-8385), and Subdivision Modifications for a three-lot subdivision on a 0.73-acre parcel.

Recommended Action: Approve based on findings and subject to conditions.

Location: 2555 Washington Boulevard in the Mission San Jose Planning Area

Assessor Parcel Number: 525 0486-011-04

Area: 0.73 acre

Owner: Nick Mateko

Agent of Applicant: N/A

Consultant(s): Renner Group

Environmental Review: An Environmental Impact Analysis and Mitigated Negative Declaration was prepared and circulated for this project.

Existing General Plan: Low Density Residential (5 to 7 units per acre)

Existing Zoning: R-1-X-6.5, Single-Family Residence District

Existing Land Use: One single-family dwelling unit and detached two-car garage

Public Hearing Notice: Public hearing notification is applicable. A total of 56 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Olive Avenue; Jackson Street; Marion Avenue; Middlefield Avenue; Washington Boulevard; Bruce Drive; Sunnycrest Court; Meredith Drive; The notices to owners and occupants were mailed on November 5, 2004. A Public Hearing Notice was delivered to The Argus on November 1, 2004 to be published by November 4, 2004.

Executive Summary: The applicant is requesting approval of a Tentative Parcel Map (TPM-8385) for a three-lot residential subdivision located at 2555 Washington Boulevard. Because of the lot's shape and topography, the applicant requests modifications to the Subdivision Ordinance for one of the proposed lot's depth as well as two of the proposed lots' street frontages. Staff recommends the Planning Commission approve the Tentative Parcel map to allow the development of three new single-family dwellings.

Background and Previous Actions: The subject property is occupied by one single-family dwelling constructed in 1914. There is also a detached two-car garage located on the site. Because of numerous modifications to the residence that have been made over the years, including new windows, doors and exterior stucco, staff determined that the structure has no historical significance. All structures on the site will be demolished to accommodate three new single-family residences. The R-1-X-6.5 zoning district is similar to the R-1-6 district because it requires the same building setbacks; however, the R-1-X-6.5 district requires a minimum 6,500 square foot lot size.

Project Description: The applicant proposes a Tentative Parcel Map (TPM-8385) for a three-lot single-family residential subdivision on a 0.73-acre site. The lots are configured with one of the lots fronting onto Washington Boulevard (Lot 1). The other two residential lots are flag parcels located at the rear of the property. The subject site is surrounded by lots with single-family residences. There is a small creek located at the rear of the property. This creek is an open channel identified as Zone 6, Line K-1, by the Alameda County Flood Control District. The Flood Control District requires the applicant dedicate a 40' wide access easement along the creek, which is located across the rear of Lots 2 and 3. There is also a 10' wide public storm drain easement along the westerly property line of Lots 1 and 2 that carries water from Washington Boulevard to the creek.

Subdivision Ordinance Modifications: Because of the lot's shape, topography and required public easements, the applicant requests modifications to the Subdivision Ordinance. Section 8-1515(6) of the Fremont Subdivision Ordinance requires a conventional residential lot to be 100' in depth. Because the property is sloped, and has a 33' fall from Washington Boulevard, towards the rear of the site, the applicant seeks to locate the building envelopes towards the front of the proposed parcels. The topography issue, combined with the 40' access easement to the Alameda County Flood Control District and existing storm drain easement, contributed to the project's overall design.

The applicant proposes a 90' lot depth for Lot 1, but has offset this slightly shallower lot with an 86'-6" lot width. These dimensions are 10' shallower in lot depth, but 31'-6" wider than the minimum lot width of 55 feet. All future dwellings will meet the required setbacks of the R-1-X-6.5 zoning district (R-1-6 setbacks).

Section 8-1515(10) of the Fremont Municipal Code requires a minimum 20' street frontage for the "pole" portion of a flag lot. The applicant proposes a shared driveway access to the rear lots, created by two 13'-6" parallel driveways, connected to the individual parcels that make up the two rear lots. These two driveways will establish a 27' wide, two-way driveway for the use of lots two and three. Because these driveways total 27' in width (20' of surface paving) they are the "pole" portion of the flag lot, and eliminate the need for two 20' wide individual poles for each of the lots. Staff believes this is a reasonable solution to accessing the two rear lots while minimizing the amount of impervious surface area on the properties. This design also allows lot one to be significantly wider than it would have been without the subdivision modification. There is an existing 10' wide private storm drain easement located along the west side of the property, which also impacted the design of the site plan and setback for the future residences.

City Landscape Architect Review of Proposed Tree Removal and Preservation:

The site contains 10 mature trees as shown on the Tentative Parcel Map Exhibit and described in the Tree Report June 6, 2004 prepared by John Leone, Certified Arborist including 1 Ash, 7 Native Oaks, 1 Walnut, 2 Willows and 2 Olives. The applicant shall preserve Oaks numbers 1, 2, and 3 on Lot 1 and the two willows on Lot 3 and the two Olives on Lot 2. Oak number 4 may be removed from Lot 3 due to conflict with proposed development. Mitigation for this removal shall be the planting of a 48" box size Coast Live Oak multi trunk specimen in the front yard of Lot 3. The applicant is preserving numerous trees on site so therefore all other trees may be removed without mitigation. This is consistent with the provisions of the Tree Preservation Ordinance.

Staff has required two, 10' side yard setbacks for the future residence located on Lot 1 so that there will be a 5' foot landscaped buffer between the side property lines and the fence. This requirement is reflected in the conditions of approval.

Project Analysis:

General Plan/Zoning Conformance: The General Plan land use designation for the project site is Low Density Residential, 5 to 7 dwelling units per acre. The parcel's zoning designation is R-1-X-6.5, which requires a minimum lot size of 6,500 square feet per lot. Because of the lot's configuration and topography, the applicant proposes a development density at the lower end (five du/ac) of the General Plan range.

Lot Size and Setback Standards: The proposed lots sizes are as follows: Lot 1: 7,623 sf; Lot 2: 12,691 sf; Lot 3: 11,368 sf. The lot sizes include the area of the "pole" portion of the flag lots for Lots 2 and 3, which comprise approximately 2,700 and 2,000 square feet of each lot, respectively. Lots 2 and 3 are larger than Lot 1, due to the 40'

access easement along the creek for the Alameda County Flood Control District. The applicant states that because the property slopes down towards the creek, it is more difficult to construct the homes on the property. The applicant also noted that he wanted to provide Lots 2 and 3 with useable rear yards that were located outside of the creek access easement. Lots 2 and 3 each have 45' of rear yard area that will not be encumbered by the access easement, thereby providing space for future accessory structures.

Although the applicant has not submitted construction plans for the dwellings at this time, future single-family dwellings must meet the setbacks of the R-1-6 zoning district, which is the district which most closely matches the R-1-X-6.5 district. The following table outlines the required setbacks for the R-1-X-6.5 zoning district:

| | R-1-X-6.5 |
|----------------------------|----------------------|
| Zoning District Provisions | 6,500 sq. ft. |
| Front Yard | 20 ft. |
| Interior Side Yard: | |
| One Story | 5 ft. (12 ft. total) |
| Two Story | 6 ft. (15 ft. total) |
| Rear Yard | 25 ft. |

Land Use Compatibility: Staff concluded in the review of this application that the implementation of the proposed Tentative Parcel Map will have a beneficial effect from the better utilization of this site, which is consistent with the City's General Plan policy of maximizing in-fill sites to provide additional housing. The design of the new residences will be reviewed through the City's Development Organization section to ensure quality design, consistent with the General Plan Land Use Policy, Goal H2.

The proposed Tentative Parcel Map will be developed in conformance with the existing General Plan, and all conditions of approval by the Planning Commission. The project, will be consistent with the existing nearby land uses, and is not anticipated to create an adverse impact on either the surrounding residential area, nor be incompatible with any of the adjacent uses. A noise study was conducted in by Charles M. Salter Associates in January, 2002, in conjunction with the City's Washington Boulevard road widening project. The study concluded that because the road will be widened to allow on-street parking and a new bicycle lane, there was no need to require a sound wall on the site, but rather a solid wood fence. This condition has been included as a noise mitigation measure for this project specified in the Draft Negative Declaration. Therefore, an 8' solid wood fence shall be constructed built to serve as a buffer for between the rear yard of Lot 1 (as indicated on the site plan), and Washington Boulevard (condition # 26).

Grading & Drainage: This is an infill project. Grading of the site will conform to the surrounding development. Runoff of surface drainage will be to the public-street and existing public storm drainage system in Washington Boulevard.

Urban Runoff Clean Water Program: The applicant will be required to conform to the City's Urban Runoff Clean Water Program requirements. Conditions of approval are included to reflect this requirement.

Development Impact Fees: Two of the three new dwellings units within the project will be subject to Citywide Development Impact Fees. A development impact fee credit will be given for the existing dwelling. Development impact fees include fees for fire protection, capital facilities and traffic impact. Residential projects will also be subject to park facilities and park dedication in-lieu fees. These fees shall be calculated at the fee rates in effect at the time of building permit issuance.

Response from Agencies and Organizations: Based on comments provided by several public agencies, appropriate conditions have been added to the project.

Neighborhood Comments/concerns: No neighborhood comments or concerns were expressed to staff as of the submission of this report.

Environmental Analysis: An Initial Study and Draft Mitigated Negative Declaration was prepared pursuant to guidelines of the California Environmental Quality Act, and circulated for this project. The environmental analysis identified concerns

regarding potential impacts to Air Quality, Cultural Resources and Noise by future development of the project site. The Draft Mitigated Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. The mitigation measures shall be followed to reduce impacts to a non-significant level should any subsequent development occur. These mitigation measures have been included in the Mitigation Monitoring Program (MMP) that is recommended to be adopted and will apply to any project on the site. A more detailed description of the potential impacts is provided within the Initial Study for the project, which is included as an enclosure.

A finding is proposed that this project would not have a significant effect on the environment based upon the implementation of the identified mitigation measures. Accordingly, a Draft Mitigated Negative Declaration and MMP have been prepared for consideration by the Planning Commission.

The Initial Study conducted for the project has evaluated the potential for this project to cause an adverse effect, either individually or cumulatively, on wildlife resources. There is no evidence the proposed project would have any potential for adverse effect on wildlife resources because the project site is already developed. Based on this finding, a Certificate of Fee Exemption will be submitted with the Notice of Determination after project approval, as required by Public Resources Code section 21089 (see attachment to Draft Negative Declaration.) The Certificate of Fee Exemption allows the project to be exempted from the review fee and environmental review by the California Department of Fish and Game.

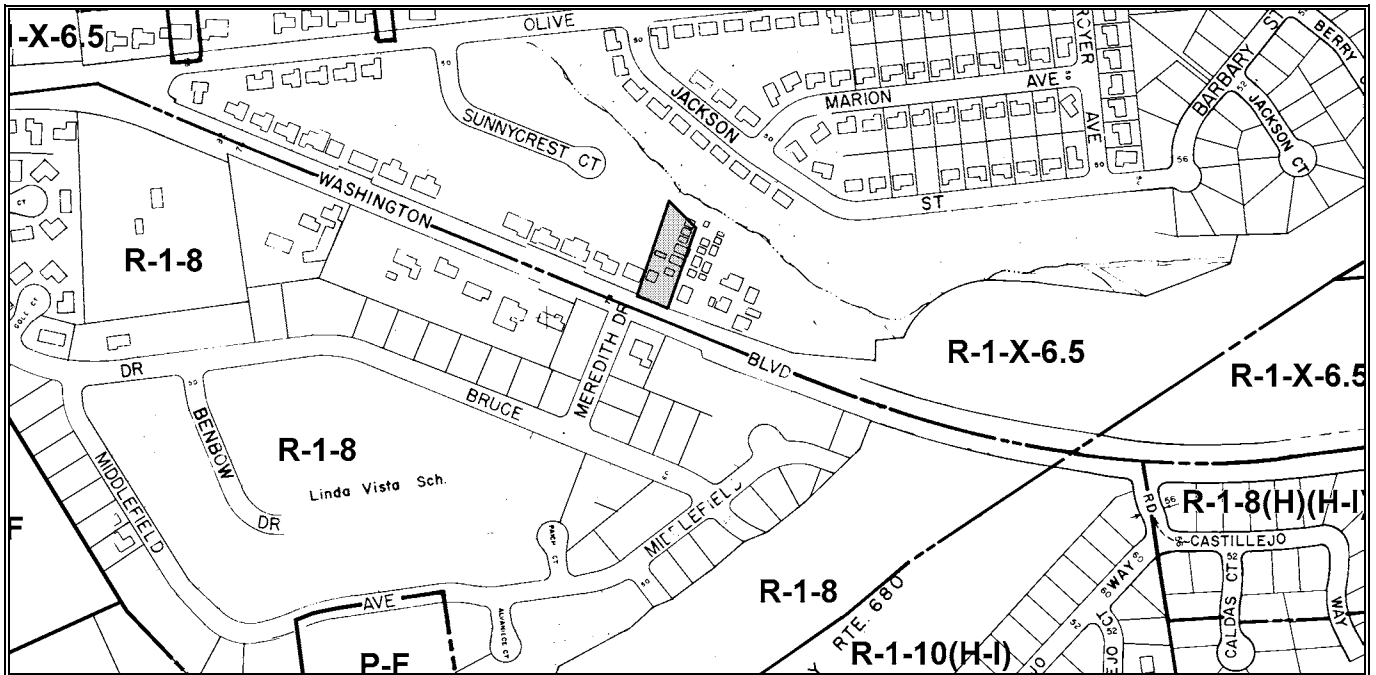
Enclosures: Exhibit "A" (Tentative Parcel Map 8385)
Exhibit "B" (Findings and Conditions of approval for PLN2004-00218)
Initial Study & Mitigated Draft Negative Declaration

Exhibits: "Tentative Parcel Map 8385"
Exhibit "B" "Findings and Conditions of approval for TR-8385"

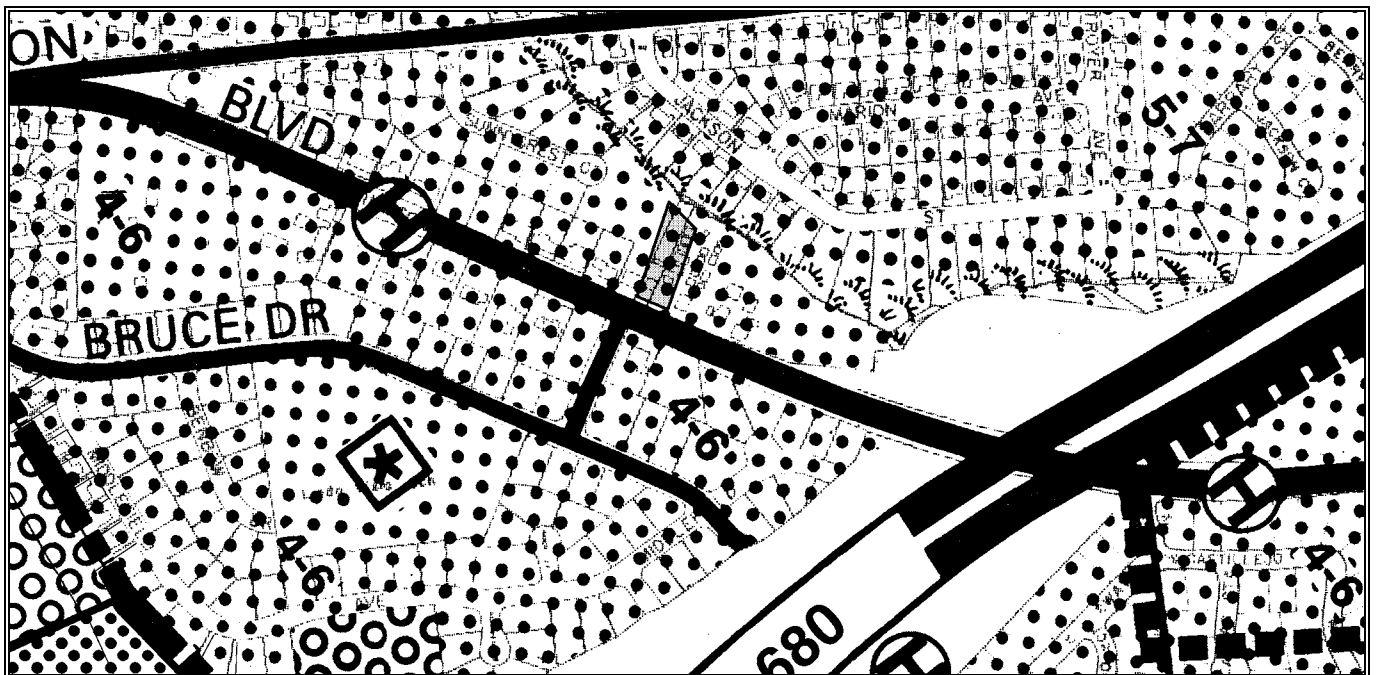
Recommended Actions:

1. Hold public hearing.
2. Find that an Environmental Impact Analysis and Mitigated Negative Declaration were prepared for this project pursuant to guidelines of the California Environmental Quality Act, based on the City's independent analysis, and has evaluated the potential impacts that could cause adverse effect, either individually or cumulatively, on wildlife resources and find that there is no evidence the project would have any potential for adverse effects on wildlife resources; and adopt the mitigated Negative Declaration and Mitigation Monitoring Program.
3. Adopt the Draft Mitigated Negative Declaration and mitigation monitoring program, and finding that this action reflects the independent judgment of the City of Fremont, and finding there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment.
4. Find PLN2005-00218 and Tentative Parcel Map 8385 are in conformance with the relevant provisions contained in the City's existing General Plan.
5. Find PLN2005-00218 and Tentative Parcel Map 8385 (as shown on Exhibit "A"); fulfill the applicable requirements set forth in the Fremont Municipal Code.
6. Approve PLN2005-00218 and Tentative Parcel Map 8385 in conformance with Exhibit "A", based upon the findings and subject to the conditions of approval set forth in Exhibit "B".

Existing Zoning
Shaded Area represents the Project Site



Existing General Plan



MATEKO TENTATIVE PARCEL MAP 8385 (TPM-8385)

FINDINGS

The findings below are made on the basis of information contained in the staff report to the Planning Commission and testimony at the public hearing of November 18, 2004, incorporated hereby.

1. The proposed map satisfies the requirements and conditions imposed by the Subdivision Map Act and the City of Fremont Subdivision Ordinance because the requirements of the Map Act are being followed and the modifications of the proposed lots meet the intent set forth in the Subdivision Ordinance because the modifications are based on required easements from public agencies as well as irregular lot shape and topography. The shared driveway access to the rear lots, created by two 13'-6" parallel driveways, for lots 2 and 3 will establish a 27' wide, two-way driveway. Because these driveways total 27' in width (20' of surface paving) they are the "pole" portion of the flag lot, and eliminate the need for two 20' wide individual poles for each of the lots. Staff believes this is a reasonable solution to accessing the two rear lots while minimizing the amount of impervious surface area on the properties. This design also allows lot one to be significantly wider than it would have been without the subdivision modification. There is an existing 10' wide private storm drain easement located along the west side of the property, which also impacted the design of the site plan and setback for the future residences.
2. The proposed subdivision, together with the provisions of its design and improvement, is consistent with the General Plan and any applicable specific plans since the proposed lot configuration is in conformance with the low density residential requirements of the General Plan.
3. The site is physically suitable for the type and proposed density of the development since the proposed lot configuration is in conformance with the low-density residential (R-1-6) requirements of the Zoning Ordinance.
4. A modification of the lot configuration requirements of the Subdivision Ordinance are warranted due to the narrowness of the lot and overall slope of the site. Because the Alameda County Flood Control District requires a 40' storm drain easement be established at the rear of the property adjacent to the creek, in order for the lots to have useable rear yards, the lots needed to have a greater depth.
5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because of the design and location of the development, and because the lot already has existing development. A burrowing owl study was conducted as part of the environmental analysis of the site.
6. The design of the subdivision and the type of improvements are not likely to cause serious public health problems since the review process of the subdivision has taken those concerns into consideration and has found the proposal in conformance with the City of Fremont's policies. Mitigation measures identified in the initial study and draft mitigated negative declaration were included in the conditions of approval for TPM-8385.
7. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. Acquisition of any new easements is required prior to final parcel map approval.

CONDITIONS:

1. Conformance with staff amended Exhibit "A", attached hereto and made a part hereof.
2. This Tentative Parcel Map (TPM) is being conditionally approved based on the accuracy of the information shown on Exhibit "A" and submitted with the TPM application. If any of the information is shown to be inaccurate subsequent to approval of the TPM by the City, such inaccuracy may be cause for invalidating this approval.
3. Only one final Parcel Map is allowed to accomplish the lot splits proposed by this vesting tentative parcel map. No "Phasing" of final parcel maps is allowed.
4. Thirty days prior to commencement of any site grading, disking, testing or clean-up required within the boundary of Tentative Parcel Map 8385, a site investigation shall be completed by a qualified wildlife biologist to determine the presence of burrowing owls. If burrowing owls are present, all work shall cease until the wildlife biologist has recommended appropriate actions to be taken to protect the owls. The applicant shall be responsible for the implementation of the protective actions, including relocation, prior to the commencement of any site work. The site investigation shall be subject to the approval of the Community Development Director.
5. This site is listed on the Hazardous Waste and Substances Sites List, published by the California Environmental Protection Agency pursuant to Government Code Section 65962.5. Prior to final parcel map approval the applicant shall perform a Phase I Environmental Assessment on the site. The Assessment shall be prepared by a City approved Environmental Consultant subject to the direction, review and approval by the City Fire Department's Hazardous Materials Unit (HMU). For a list of City approved Environmental Consultants, please contact the Planning Department at (510) 494-4438. If the presence of contamination is determined, an appropriate remediation plan shall be provided to the HMU. No building permits will be issued prior to the resolution and/or closure of any remediation plan required.
6. Site grading and drainage is subject to the approval of the Development Organization Engineer at the time of building permit issuance. Site grading must not obstruct natural flow from abutting properties or divert drainage from it's natural watershed. The drainage area map developed for the drainage design for this project shall be based on the original drainage area map developed for the existing storm drain system and shall clearly indicate all areas tributary to the project site.
7. A private storm drainage easement is necessary across Lots 2 and 3 to accept drainage from Lot 1 and transmit it to the existing storm drainage system. The dimensions and location of this easement shall be subject to the approval of the City Engineer. The private storm drainage easement (P.S.D.E.) is to be shown on the final parcel map, and the owner's statement is to contain wording to the effect that the owner reserves, for the use of Lot 1, the right to construct and maintain storm drainage facilities and their appurtenances under, on, and over those certain strips of land for the purpose of constructing, maintaining, reconstructing, or repairing said storm drainage facilities and their appurtenances. Any similar PSDE's necessary for development of any parcel shall be dedicated on the final parcel map.
8. Pursuant to FMC Section 8-1523, the record owner(s) are to dedicate the required street right-of-way and public easements as shown on the Exhibit "A". Any additional easements required by the various public utilities and public agencies shall be dedicated prior to final parcel map approval.
9. A 40' foot wide access easement at the rear of the property shall be dedicated to the Alameda County Flood Control and Water Conservation District for to allow for access and maintenance of the natural creek known as Zone 6, Line K-1.
10. Pursuant to FMC Section 8-1522 and 8-3107, the subdivider is to improve or agree to improve the Washington Boulevard frontage of the parcel map within one year of final parcel map approval. No permanent improvement work is to commence until improvement plans and profiles have been approved by the City Engineer. Improvements are to be installed to permanent line and grade in accordance with the City's subdivision

improvement standards and to the satisfaction of the City Engineer. The minimum improvements which the subdivider is normally required to construct or agree to construct prior to acceptance and approval of the final parcel map by the City are as set forth in FMC Section 8-1522. Improvements to be constructed include driveways and fire hydrant.

11. Pursuant to FMC Section 8-3107(f), any improvements in the public right-of-way necessitated by the proposed use of the subdivided property can be deferred until building permit issuance. The necessary agreements, guarantees and plans for the construction of the improvements shall be subject to the approval of the Development Organization Engineer. A note referencing this future improvement obligation is to be placed prominently on the face of the final parcel map.
12. Utility service connections, including electrical and communications, shall be installed underground. All existing overhead utility lines within the site and across the site's frontages shall be undergrounded by the developer in conformance with the City's Underground Ordinance.
13. Review of the tentative map by the Fire Department relative to local and State Fire Code is based on the material submitted. Therefore, if the map is revised prior to final submittal, the Fire Marshal should be contacted so that any changes may be properly reviewed and evaluated. The on-site and/or off-site fire hydrants were required, as per tentative parcel map annotations, in accordance with Fremont Fire Code Article No. 13.
14. The subdivider shall install a new public fire hydrant at the entrance to the new joint access driveway.
15. The joint access driveway shall be a fire lane. It shall have red curb, signs and lettering per Fremont Fire Department Standard # 9 and California Vehicle Code.
16. Joint Access Easements and Agreements are required to accommodate the interior circulation system as shown on the site plan.
17. Access considerations for the on-site circulation system require space to be reserved for the movement of fire-fighting and emergency vehicles for the protection of both private property and the public. Dedication of emergency vehicle access easements (E.V.A.E.) on the final parcel map will be required. The easement geometrics are to provide for a 20-foot inside wheel turning radius and on site turn around and shall be subject to the approval of the City Engineer.
18. The subdivider is required to provide a cash payment to the City of Fremont for microfilming the recorded parcel map. The subdivider is also required by ordinance to provide the City with a mylar copy of the recorded parcel map subsequent to it's recordation.
19. Provide a letter from Alameda County Water District giving the location and sealing specifications for all water wells within the subdivision boundary. If there are no wells, a letter so stating must be provided.
20. Any existing sewer lateral must lie entirely within a parcel being created; otherwise, a private sanitary sewer easement will be required. It may be necessary for the Union Sanitary District to make a dye test to determine the location of the existing lateral or laterals serving the property.
21. Building and zoning considerations require consistency with side and rear yard building setbacks. The existing home and detached garage encroach into this setback on Lots 1 and 2 and shall be demolished prior to approval of the final parcel map.
22. Any development on this site will be subject to citywide development impact fees. These fees may include fees for fire protection, capital facilities, parkland dedication in lieu, park facilities, and traffic impact. The fees shall be calculated at the rate in effect at the time of building permit issuance. The fees will be collected prior to building permit approval. Because the property contains existing one single-family dwelling, a development impact fee credit shall be given for one of the three new residences on the subject site.

23. In accordance with Section 66474.9(b) of the Subdivision Map Act, the subdivider shall indemnify and hold harmless the City of Fremont and its agents, officers, or employees from any claim, action, or proceeding against the City of Fremont or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City of Fremont, advisory agency appeal board, or legislative body concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.
- The City of Fremont shall promptly notify the subdivider of any claim, action, or proceeding to attack, set aside, void or annul its approval and shall cooperate fully in the defense.
24. The project shall comply with standard dust suppression measures. Dust generated on the project site shall be controlled by watering all exposed areas at least twice daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to reduce dust emissions. Cover stockpiles of sand, soil and similar materials with a tarp. Cover trucks hauling dirt or debris to avoid spillage. In areas where construction is delayed for an extended period of time, the ground shall be re-vegetated to minimize the generation of dust. A person shall be designated to oversee the implementation of dust control.
25. Should any human remains or historical or unique archaeological resources be discovered during site development work, the provisions of CEQA Guidelines, Section 15064.5.(e) and (f) will be followed to reduce impacts to a non-significant level.
26. There shall be an 8' solid wood fence to serve as noise buffer between the rear yard and Washington Boulevard (see site plan). This condition is a mitigation measure requirement from the Draft Negative Declaration. Six foot solid wood fencing shall be installed along the perimeter between the existing adjacent homes and the new homes. Any future fencing adjacent to the driveway accessing Lots 2 and 3 shall be placed 5' from the property line, thereby providing 5' of landscaping as a buffer between the driveway and the fence.
27. Project construction will be required to adhere to appropriate standards for residential and circulation areas with attendant drainage and landscaping, emphasizing storm water Best Management Practices intended to achieve compliance with the goals of the Alameda County Urban Storm Water Runoff Program in conformance with the Federal National Pollutant Discharge Elimination System (NPDES) program established by the Clean Water Act.
28. Hours of construction shall be limited to 7 a.m. to 6 p.m. Monday through Friday, and 9 a.m. to 6 p.m. Saturday. No construction shall be permitted on Sundays.

SUBDIVIDER PLEASE NOTE:

The fees, dedications, reservations and/or other exactions imposed on this project are those listed in the foregoing conditions of tentative parcel map approval. Any fee, dedication, reservation or other exaction is deemed imposed on the date of this tentative parcel map approval. The subdivider is hereby notified that the 90-day period in which the subdivider may protest these fees, dedications, reservations and other exactions pursuant to Government Code Section 66020(a) begins on the date they are imposed. If the subdivider fails to file a protest within this 90-day period complying with all the requirements of Government Code Section 66020, the subdivider will be legally barred from later challenging such actions.

LANDSCAPING CONDITIONS:

29. The following on site trees are to be preserved; Oaks 1,2 and 3 on Lot 1, the 2 willows on Lot 3 and the 2 Olives on Lot 2 as identified on the Tentative Parcel Map Exhibit and in the Tree Report June 6, 2004 prepared by John Leone, Certified Arborist.
30. The applicant shall work with staff during the Development Organization review to ensure that tree preservation measures are in accordance with the Tree Preservation Requirements of the Landscape Development Requirements and Policies (LDRP). This may require modification of the driveway and proposed grading within the drip-line of the tree.

31. All planting areas containing trees shall be free of all Utility Structures (including light standards). Clearances between Utilities and Trees shall conform to SD-34 City Standard Street Tree Clearances.
32. Mitigation for the removal of tree number 3 shall be the planting of one 48" box specimen multi-trunk *Quercus agrifolia* on Lot 3. Plans showing the planting of this tree shall be submitted to staff for approval during the Development Organization Review.
33. Applicant shall provide (2) 24" box size *Quercus agrifolia* or Camphor Street Trees planted in the planting strip along Washington Blvd. Street trees shall conform with City Standard Tree Planting Detail, SD-34.
34. All provisions of the City of Fremont Landscape Development Requirements and Policies (LDRP) shall apply to this project unless otherwise approved by the City Landscape Architect. A copy of the LDRP is available at the Engineering Counter.
35. Lot 1 shall have two, 5' foot minimum landscaped buffers between the side property lines and the fence adjoining the access drive to lots 2 and 3.